

MINUTES OF COUNCIL MEETING

March 24, 2009

STRATA CORPORATION
NW 136

"VILLA MONTECITO"

This notice contains important information which may affect you. Please ask someone to translate it for you.

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ਇਸ ਨੋਟਿਸ ਵਿਚ ਮਹੱਤਵਪੂਰਨ ਜਾਣਕਾਰੀ ਹੈ ਜੋ ਕਿ ਤੁਹਾਡੇ ਲਈ ਜ਼ਰੂਰੀ ਹੋ
ਸਕਦੀ ਹੈ। ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਨੂੰ ਇਸ ਦਾ ਉਲੱਥਾ ਕਰਨ ਲਈ ਆਖੋ।

Thông báo này có tin tức quan trọng có thể ảnh hưởng đến quý vj. Xin
nhờ người phiên dịch hộ.

Este aviso contiene información importante que puede afectarle personalmente. Pídale
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Ce document contient des renseignements importants qui pourraient vous concerner.
Veuillez demander à quelqu'un de vous le traduire.

**MINUTES OF COUNCIL MEETING
STRATA CORPORATION NW 136
"VILLA MONTECITO"**

HELD: Tuesday, March 24th, 2009 at 6:00 PM in the "Villa Montecito" Pool Cabana, Montecito Drive, Burnaby, BC

PRESENT:

Richard Friio	President
Linda Phillips	Vice President / Landscaping
Bill Fraser	Treasurer
Judy Reyes	Parking
Sven Bellamy	Cabana Rentals
Levent Koyuncu	

REGRETS: Lisa Losorelli

AGENT: Barbara Fisher Bayside Property Services Ltd.

CALL TO ORDER

With a quorum of Council Members present, the Meeting was called to order at 6:00 PM by Barbara Fisher, Bayside Property Services Ltd.

PREVIOUS MINUTES

After discussion, it was moved, seconded (Friio/Reyes) and carried unanimously to approve the Minutes of the February 24th, 2009 Council Meeting, as previously distributed by Bayside.

BUSINESS ARISING FROM THE MINUTES

1. **Maintenance Report:**

Bayside provided Council with a report on all of the maintenance items completed in the past month, as listed below. Bayside is in regular contact with the contractors and the Council President with respect to the ongoing maintenance requirements at "Villa Montecito".

- Window issue resolved at #5 – 7371.
- The leak in the hose bib that froze during the cold weather was repaired in the underground of 7371.
- Council reviewed a list (that was generated last year) of items that were noted during a Council walk about and are being addressed by the new Caretaker. Any items that cannot be performed by the Caretaker will be carried out by the appropriate trades.

2. **Landscaping Report:**

The following landscaping items have either been completed or will be underway once the weather is more favourable:

- 20 yards of soil will be delivered and will be located in the visitor parking area closest to buildings 7357 and 7363. When it arrives, Owners are encouraged to use what they can to top off the garden beds in the areas around their units. The soil will also be distributed by the gardeners.
 - The bamboo in the area in front of 7319 will be addressed.
 - In the area around 7325, some bushes and plants have been removed and will be replaced with plants that are better suited for that area.
 - A hexagon shaped bed will be added to the area adjacent to the cabana.
 - The Cherry trees will be pruned accordingly.
 - The sprinkler system start-up and back flow prevention testing will be arranged.
3. Roof Vent Insulation: Harvard Roofing has completed the work required to install more ventilation to the areas where they had previously reduced the ventilation from the roof; the work will be inspected by ATC Consulting.
4. Mailboxes: This item will be updated at the next regularly scheduled Council Meeting.
5. Stucco Work: The outstanding stucco work required for the windows that were installed this past year is near completion. Council is waiting for the contractor to review the work performed and follow up on any deficiencies. The remaining deficiencies will be addressed once the weather is more favourable.
6. Caretaker Contract: The Caretaker contract has been signed, and Champion has been issued the termination notice, effective March 31st, 2009. Owners are reminded that all requests for work, or to report issues in the complex or your unit, must be sent in writing to the Property Manager.
7. New Lighting: This item is ongoing; Owners will be notified when the new lighting will be installed.
8. Fax/Phone Line: A new fax line will be installed in the office in the cabana. Council has agreed to install the Telus Business One package, which has features that can be utilized now and in the future. This plan has the capability of providing voicemail, call forwarding, internet, web domain, up to five email addresses, and other features that would be of benefit to the Strata Corporation.
9. Review of Quotes: Council reviewed and approved quotes for the following work:
- #3 – 7313: Angel Restoration will open the problem area up and provide an initial assessment. Two additional quotes will be acquired before any further work is undertaken.
 - #8 – 7307 will have repairs performed in the laundry room for the quoted price of \$945.00.
 - #6 – 7373 will have cracks in the walls repaired at the quoted price of \$315.00.

FINANCIAL REPORTS

1. Financial Reports: After review and discussion, it was moved, seconded (Fraser/Friio) and carried unanimously to approve the February 2009 Financial Report, as prepared by Bayside.
2. Accounts Receivable: Council reviewed the Accounts Receivable Report as at the date of this meeting. Following discussion, Council instructed Bayside to effect collection of all outstanding accounts, as necessary.

If you have received correspondence regarding overdue account balances, please contact Bayside immediately to discuss your overdue account.

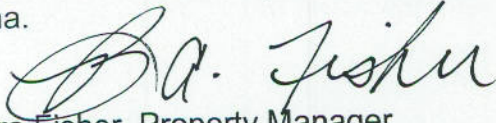
NEW BUSINESS

1. Correspondence: Council reviewed correspondence from Owners regarding visitor parking issues, and a request for several unit repairs. Bayside has been directed to respond accordingly.
2. Power Washer: Council has approved the expenditure of up to \$1,498.00 plus taxes for a power washer.
3. Pool Cover: Council reviewed a quote for a new pool cover. This expenditure will require a $\frac{3}{4}$ vote of the Owners and will be brought to the Owners for approval at a General Meeting.
4. Toilets in Pool Change Rooms: The toilets in the men's and ladies change rooms are not able to handle the capacity required for such a public space. Council approved the replacement of both toilets for the quoted amount of \$500.00 installed.
5. Pool Water Loss: Imperial Paddock Pools has noted that the pool is losing water and has found the location of the leak in the skimmer. Council has approved their quote to repair the leak in the amount of up to \$400.00 plus GST.

Communication with Council: Owners please note that communication with Council is done via the Property Manager and will be dealt with at the **next regularly scheduled Council Meeting**. Anonymous letters will not be accepted or acknowledged.

There being no further business to discuss, the meeting was terminated at 7:30 PM.

The next Council Meeting has been scheduled for Tuesday, April 28th, 2009 at 6:00 PM in the Cabana.



Barbara Fisher, Property Manager

BAYSIDE PROPERTY SERVICES LTD.

Suite #100 – 6400 Roberts Street, Burnaby, BC V5G 4C9

Tel: 604.432.7774 (24 hrs – after office hours, emergencies only please)

Fax: 604.430.2698

Direct: 604.629.8771

Email: bfisher@baysideproperty.com

**Recent revisions to the Real Estate Regulations require a vendor to provide purchasers with copies of minutes. Please retain these minutes provided to you, at no cost, as replacement minutes will be subject to payment of a fee.



CABANA RENTALS

Contact: Sven Bellamy @ sevenb@hotmail.com 778.886.1971

Unwanted Appliance and Furniture Pick Up

You may contact the City of Burnaby @ 604.294.7210 to arrange for pick ups.

For appliances – call for same day pick up and for furniture call 24 hours prior to pick-up.

EMERGENCIES

For after hours, holiday, or weekend emergencies, **DO NOT** call the Property Manager's direct line or send an e-mail. **You need to call 604.432.7774** if you are calling regarding anything that cannot wait until the next business day.

Weekend / Holiday / Evening Service Call Instructions

Should you encounter a situation requiring emergency attention, please contact Bayside's office at 604.432.7774 and advise the operator of the situation giving as many details as possible. Ensure that you state it is an emergency and leave your name and telephone number. Your call will be returned promptly by the On-Call Property Manager so please keep your telephone line free in order that the emergency may be addressed.

Your cooperation in this regard is appreciated.

